



PLANNING COMMISSION AGENDA REPORT

VI.5

MEETING DATE: MARCH 24, 2008

ITEM NUMBER:

SUBJECT: PARCEL MAP PM-07-192
679 WEST 18TH STREET, COSTA MESA

DATE: MARCH 13, 2008

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP SENIOR PLANNER (714) 754-5611

DESCRIPTION

The applicant proposes an airspace condominium subdivision of a 4-unit residential common interest development previously approved under Planning Application PA-07-04.

APPLICANT

The applicant is Barry Saywitz, who is also the owner of the property.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.

MEL LEE, AICP
Senior Planner

KIMBERLY BRANDT, AICP
Asst. Development Services Director

BACKGROUND/DISCUSSION

On June 19, 2007, City Council overturned Planning Commission's denial of Planning Application PA-07-04, to convert a 4-unit apartment to a residential common interest development. The plans for the renovation and upgrades to the units are currently in building plan check.

The applicant is requesting approval of the parcel map that will facilitate the project. The map will allow the units to be sold independent of one another. The map complies with City Codes and the State Subdivision Map Act.

State law requires that all existing and prospective tenants be notified of the proposed conversion a minimum of 60 days prior to the filing of the parcel map. The applicant has provided proof of this notification.

The staff reports, meeting minutes, and approved plans for PA-07-04 are attached to this report for reference.

GENERAL PLAN CONSISTENCY

The proposed subdivision affects only how the units may be sold; as a result, there will be no effect on the City's General Plan. Approval of the map is consistent with the City's General Plan, particularly Goal LU-1A.4, which encourages additional home ownership opportunities in the City to improve the balance between rental and ownership housing within the City.

ALTERNATIVE

If the map were denied, the applicant would not be able to file a similar request for six months. The units could continue to be leased, but would be limited to a single ownership.

ENVIRONMENTAL DETERMINATION

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.

CONCLUSION

Approval of the parcel map will facilitate ownership units as approved under Planning Application PA-07-04. Staff does not anticipate any land use impacts as a result of the subdivision map.

Attachments: Draft PC Resolution
 Exhibit "A" – Draft Findings
 Exhibit "B" – Draft Conditions of Approval
 City Council Report for PA-07-04, CC Resolution, and Minutes
 Planning Commission Staff Report for PA-07-04, PC Resolution,
 and Minutes
 Location Map
 Parcel Map
 Site Plan

cc: Deputy City Mgr. - Dev. Svs. Director
 Deputy City Attorney
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

Barry Saywitz
 4740 Von Karman Ave., Ste. 100
 Newport Beach, CA 92660

Occupant
 679 W. 18th St., Unit A
 Costa Mesa, CA 92627

Occupant
 679 W. 18th St., Unit B
 Costa Mesa, CA 92627

Occupant
 679 W. 18th St., Unit C
 Costa Mesa, CA 92627

Occupant
 679 W. 18th St., Unit D
 Costa Mesa, CA 92627

File: 032408PM07192	Date: 031008	Time: 4:30 p.m.
---------------------	--------------	-----------------

RESOLUTION NO. 08-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PARCEL MAP PM-07-
192**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Barry Saywitz, owner of real property located at 679 West 18th Street, requesting approval of a parcel map to facilitate a 4-unit residential common interest development previously approved under Planning Application PA-07-04 in an R3 zone;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on March 24, 2008;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", subject to the conditions in Exhibit "B," the Planning Commission hereby **APPROVES** Parcel Map PM-07-192 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Parcel Map PM-07-192 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B" as well as with compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 24th day of March, 2008.

Donn Hall, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Kimberly Brandt, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on March 24, 2008, by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS

- A. The subdivision complies with Costa Mesa Municipal Code Section 13-29 (e) because:
 - a. The subdivision is consistent with the General Plan.
 - b. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15315 for minor land divisions.
- C. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.
- D. The subdivision of the property for residential condominiums is consistent with the City's General Plan and Zoning Code.
- E. The proposed use of the subdivision is for residential ownership purposes is compatible with the City's General Plan.
- F. The subject property is physically suitable to accommodate Parcel Map PM-07-192 in terms of type, design, and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the City's Zoning Code and General Plan.
- G. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- H. The subdivision will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the subdivision.
- I. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng. 1. The applicant is reminded that all conditions of approval, code requirements, and special district requirements, of Planning Application PA-07-04 shall be complied with.

FEB 14 2008

TENTATIVE PARCEL MAP NO. 2007-192

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE
STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

ASSESSOR'S PARCEL NUMBER: 424-261-15

AUGUST 2007

OWNER

BARRY SAYWITZ PROPERTIES ONE, LLP
C/O THE SAYWITZ COMPANY
4740 VON KARMEN, SUITE 100
NEWPORT BEACH, CA 92660

SUBDIVIDER

THE SAYWITZ COMPANY
4740 VON KARMEN, SUITE 100
NEWPORT BEACH, CA 92660

MAP PREPARER

WALDEN & ASSOCIATES
2552 WHITE RD., SUITE II
IRVINE, CA 92614
JEFFREY A. WALDEN, P.L.S. 7914

LEGAL DESCRIPTION:

THAT PORTION OF LOT 506 OF NEWPORT MESA TRACT, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 5, PAGE 1 OF MISCELLANEOUS MAPS, WHICH IS SHOWN AS PARCEL 1 AS SHOWN ON A MAP FILED IN BOOK 110, PAGE 36 OF PARCEL MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREA:

8,100 SQ. FT. = 0.18 ACRES

GENERAL NOTES:

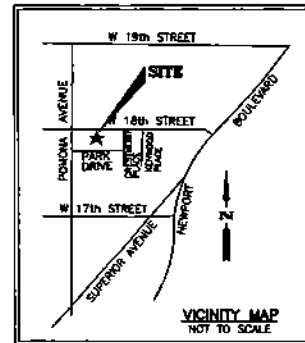
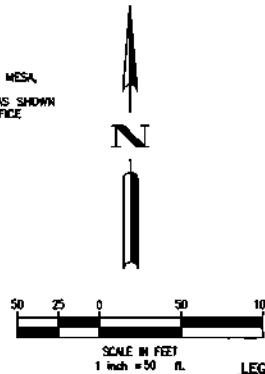
1. EXISTING LAND USE: MULTI-FAMILY RESIDENTIAL.
2. PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL.
3. ADJACENT LAND USE: SINGLE AND MULTI-FAMILY RESIDENTIAL.
4. ALL EXISTING BUILDINGS TO REMAIN.
5. EXISTING SEWER AND WATER CONNECTIONS TO REMAIN.

FLOOD ZONE:




























THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 08058C026H, REVISED FEBRUARY 15, 2004.

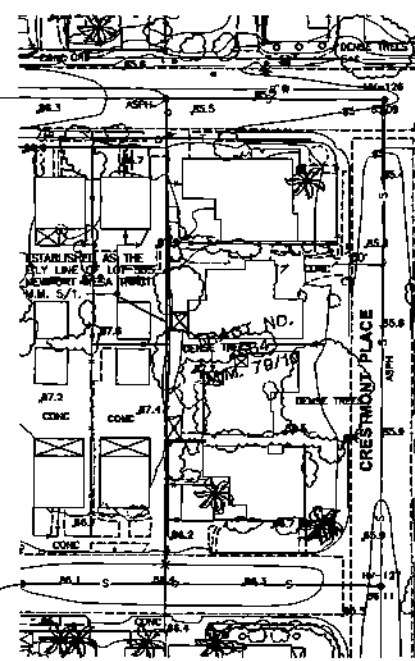
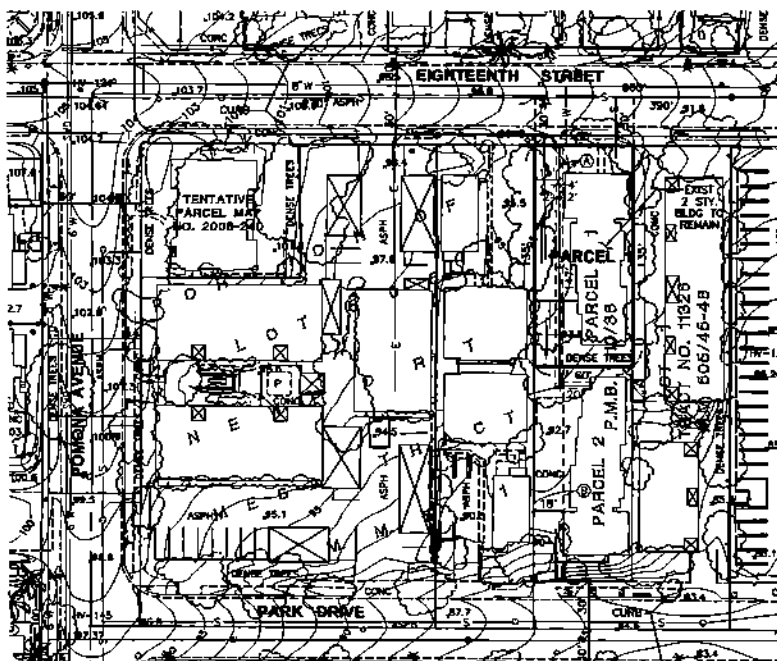
EASEMENT NOTES:

- (A) INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, FOR ELECTRICAL LINES RECORDED FEBRUARY 4, 1977 IN BOOK 12080, PAGE 1302 OF OFFICIAL RECORDS.
- (B) AN 18.00' CROSS LOT DRAINAGE EASEMENT OVER PARCEL 2 OF P.M.B. 110/36 IN FAVOR OF PARCEL 1 OF P.M.B. 110/36, TO BE RECORDED BY SEPARATE DOCUMENT.



LEGEND:

	- WATER VALVE		- SIGN
	- WATER METER		- STREET LIGHT
	- FIRE HYDRANT		- TRAFFIC PULL BOX
	- BACK FLOW DEVICE		- PULL BOX
	- IRRIGATION CONTROL VALVE		- ASPHALT CONCRETE
	- GAS METER		- CONCRETE
	- TELEPHONE PULL BOX		- FENCE
	- MANHOLE		- WALL
	- STORM DRAIN INLET		- GAS
	- GRATE		- EXISTING GAS LINE
	- LOT DRAINAGE PATTERN		- EXISTING TELEPHONE LINE
			- EXISTING ELECTRICAL LINE
			- EXISTING WATER LINE
			- EXISTING SEWER LINE
			- EXISTING ELECTRICAL LINE
			- INDICATES PROJECT BOUNDARY





CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT,
PLEASE CONTACT THE PLANNING DIV. AT (714)754-5245.**